

Filepath: L:\Projects\68000\68038\68038-000\Civil\CAD\Working\Exhibits\2023\24-1-20_PrelimSitePlan.dwg User: Donder Castellio Layout: Tab 01-20 CAD Plot Date/Time: 2/8/2023 8:41:28 AM

LEGEND

- EXISTING WATER MAIN
- EXISTING SEWER MAIN
- EXISTING OVERHEAD POWER LINE
- EXISTING ELECTRICAL LINE
- EXISTING GAS LINE
- EXISTING FENCE LINE
- EXISTING GUARD RAIL
- EXISTING RIGHT OF WAY
- EXISTING LOT LINE
- EXISTING ROADWAY CENTERLINE
- EXISTING BUILDING FOOTPRINT
- EXISTING CURB & GUTTER
- EXISTING RAILROAD TRACKS
- PROPOSED FENCE LINE
- PROPOSED PROPERTY LINE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED PHASE LINE

SYMBOL LEGEND

- EXISTING STREET LIGHT
- EXISTING CATCH BASIN
- EXISTING POWER POLE
- EXISTING ANCHOR
- EXISTING WATER METER
- EXISTING METER VALVE
- EXISTING SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING TRANSFORMER
- EXISTING SIGN
- EXISTING TREES

LEGAL DESCRIPTION NOTE:

ALL THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 15 IN TOWNSHIP 7 NORTH, OF RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE RIGHT OF WAY OF THE TRACY BRANCH OF THE NORTHERN PACIFIC RAILWAY COMPANY (NOW BURLINGTON NORTHERN INC.) AND SOUTH OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE STATE HIGHWAY KNOWN AS SR 12,

EXCEPTING THEREFROM THAT PART THEREOF ALONG THE EAST END OF SAID PREMISES CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES BY DEED RECORDED UNDER AUDITOR'S FILE NO. 509339, AND

EXCEPTING THEREFROM THE FOLLOWING:

COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF SECTION 15, TOWNSHIP 7 NORTH, RANGE 36 EAST OF THE WILLAMETTE MERIDIAN, WITH THE CENTERLINE OF THE TRACY BRANCH OF THE NORTHERN PACIFIC RAILWAY COMPANY (NOW BURLINGTON NORTHERN, INC.) SAID POINT ALSO BEING HIGHWAY ENGINEER STATION 0+00 ON THE T.M. FOR AIRPORT GATE 1 ROAD AS SHOWN ON HIGHWAY ENGINEER PLANS FOR M.P. 335.51 TO M.P. 341.20 WALLA WALLA WEST CORPORATE CITY LIMITS TO AIRPORT EAST INTERCHANGE; THENCE NORTH 1° 58' 00" WEST ALONG THE CENTERLINE OF SAID T.M. LINE, A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID NORTHERN PACIFIC RAILWAY; THENCE SOUTH 88° 24' 35" WEST ALONG SAID NORTHERLY LINE OF THE NORTHERN PACIFIC RAILWAY, A DISTANCE OF 50.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID T.M. LINE; THENCE CONTINUE SOUTH 88° 24' 35" WEST, A DISTANCE OF 1359.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 0° 35' 25" WEST, A DISTANCE OF 117.08 FEET TO A POINT ON THE SOUTHERLY LINE OF SR 12, SAID POINT BEING 95.00 FEET SOUTHEASTERLY AND AT RIGHT ANGLES TO THE CENTERLINE OF SAID SR 12; THENCE SOUTH 72° 38' 45" WEST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 430.89 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY LINE WITH THE NORTHERLY LINE OF SAID NORTHERN PACIFIC RAILWAY; THENCE NORTH 88° 24' 35" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 412.65 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF WALLA WALLA, STATE OF WASHINGTON.

NOTE:

- THIS SITE LAYOUT IS PRELIMINARY AND SUBJECT TO CHANGE AND REVISION.
- FINAL SITE FIRE HYDRANT LOCATIONS SHALL BE COORDINATED WITH FIRE DEPARTMENT AS NECESSARY.

STORMWATER NARRATIVE:

UPON PROJECT COMPLETION, MOST OF THE SITE WILL BE COVERED WITH IMPERVIOUS SURFACES. THE INTERIOR STORAGE FACILITIES WILL DRAIN ONTO PAVED DRIVE AISLES AND INTO VALLEY GUTTERS THAT WILL ROUTE STORMWATER TO TREATMENT FACILITIES AND ULTIMATELY TO SUB-SURFACE INFILTRATION SYSTEMS. THE GEOTECHNICAL ENGINEERING REPORT, DATED JANUARY 2023 AND PREPARED BY PBS FOR THIS SITE, HAS SHOWN THAT THE SUB-SURFACE SOILS HAVE HIGH INFILTRATION RATES AND HIGH TREATMENT CAPACITY. STORMWATER DESIGN WILL PROVIDE WATER QUALITY TREATMENT FOR STORMWATER RUNOFF. FINAL STORMWATER DESIGN FOR THIS PROJECT AND ANY PROPOSED UNDERGROUND INJECTION FACILITIES (UIC'S) WILL MEET CITY OF WALLA WALLA AND WASHINGTON STATE DEPARTMENT OF ECOLOGY STANDARDS.

APPLICANT / DEVELOPER:

FRAME, LLC
ATTN: DAN FRAME
308 TUCANNON ROAD, DAYTON, WA 99328
(509) 520-4686

PROJECT ADDRESS:

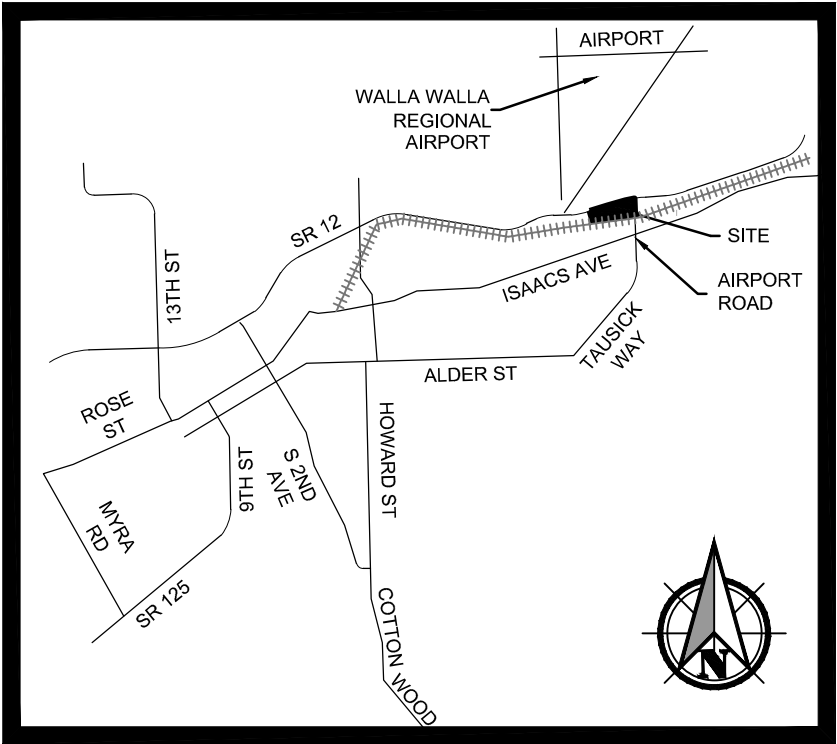
821 AIRPORT WAY, WALLA WALLA, WA 99362

ENGINEER:

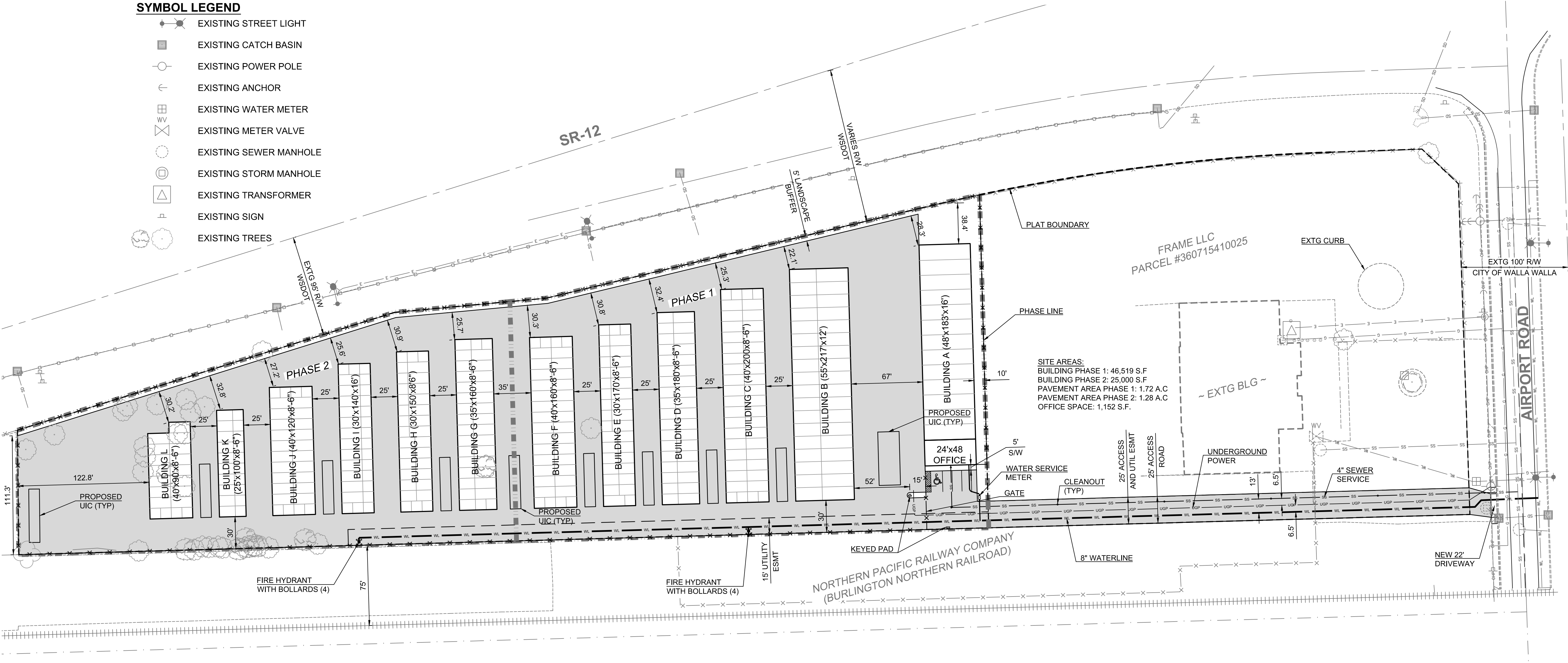
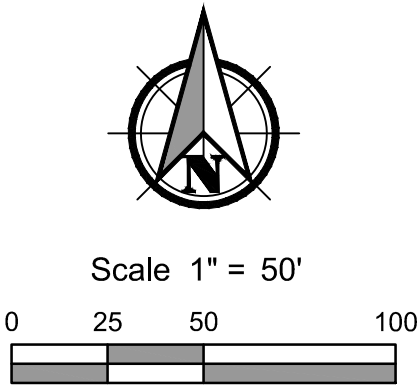
PBS ENGINEERING AND ENVIRONMENTAL
ATTN: RYAN BILLEN, PE
400 BRADLEY BLVD, SUITE 106
RICHLAND, WA 99352
(509) 942-1600

SURVEYOR:

PBS ENGINEERING AND ENVIRONMENTAL
ATTN: GREG E. FLOWERS, PLS
5 NORTH COLVILLE, SUITE 200
WALLA WALLA, WA 99362
(509) 956-3026



VICINITY MAP
NOT TO SCALE



PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION

PRELIMINARY SITE PLAN FOR:
JW MINI STORAGE
A SITE LOCATED IN THE CITY OF WALLA WALLA, WA



DESIGNED:
DCC
CHECKED:
SG
FEB 2023
68038.000
SHEET ID